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Planning Commission Continuance

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: STEPHANIE BUBENHEIM, PLANNER II *SB*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JANUARY 8, 2020

SUBJECT: UP19-35, DR19-109, QUINTANA AT VERDE

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow a high-density multi-family development integrated into the mixed-use Verde at Cooley Station master plan.

RECOMMENDED MOTION

Move to continue UP19-3, Quintana at Verde to February 5, 2020.

Move to continue DR19-109, Quintana at Verde to February 5, 2020.

APPLICANT

Company: EPS Group, Inc.
Name: Natalie Griffin
Address: 2045 S. Vineyard, Ste. 101
Mesa, AZ 85210
Phone: 480-503-2250
Email: Natalie.griffin@epsgroupinc.com

OWNER

Company: SB2-VB LLC/Brody Associates
Name: Norm Brody
Address: 7702 E. Doubletree Ranch Rd Ste. 300
Scottsdale, AZ 85258
Phone: 480-902-3077
Email: nbrodyaz@gmail.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>December 19, 2006</i>	Town Council adopted Annexation No. A05-03, Ordinance No. 1878 annexing 738 acres at Recker and Williams Field Roads.
<i>March 6, 2007</i>	The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres for the Cooley Station – Residential, Office and Shopping Center PAD.
<i>July 17, 2007</i>	The Town Council adopted Ordinance No. 1995 in case Z06-96 to rezone approximately 124.5 acres for the Cooley Station – Village and Business Center PAD.
<i>June 24, 2008</i>	The Town Council adopted Ordinance No. 2179 in case Z07-117 approving an amendment to approx. 300 acres in the Cooley Station – Residential, Office and Shopping Center PAD to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying development standards for building and landscape setbacks, and revising the street exhibits.
<i>February 15, 2018</i>	Town Council approved Cooley Development Agreement in Resolution No. 3955 redefining the Cooley Station Village Center and respective construction and financial obligations.
<i>January 22, 2019</i>	Town Council approved GP18-10 and Z18-20, adopting Resolution No. 4032 and Ordinance No. 2699 rezoning 57.16 acres and creating the Verde at Cooley Station Planned Area Development.
<i>January 22, 2019</i>	Town Council approved a first Amendment to the Restated Cooley Development Agreement in Resolution No. 4033 updating exhibits in the agreement.
<i>February 6, 2019</i>	Planning Commission approved DR18-206 Verde at Cooley Station master site plan and phase I improvements.
<i>August 15, 2019</i>	DR19-59 Verde at Cooley Station Phase II – Buildings H/I, J, and M were approved administratively.
<i>September 4, 2019</i>	Planning Commission reviewed UP19-35 and DR19-109 as Study Session items.
<i>October 17, 2019</i>	Town Council approved Z19-14 and adopted Ordinance No. 2735 amending 57.16 acres of the Verde at Cooley Station PAD to update the street cross sections.
<i>October 21, 2019</i>	DR18-206-A an amendment to Verde at Cooley Station Phase I was approved administratively to include improvements to Verde Drive.

Overview

The applicant is proposing a 195 unit multi-family project called Quintana within Verde at Cooley Station, a larger mixed-use project in the heart of Cooley Station Village Center within the Gateway Character Area. The multi-family project will supplement the commercial center previously approved as the second of three parts of Verde at Cooley Station, within the greater 57 acres of the Verde at Cooley Station PAD. The proposed development will be located south of the southeast corner of Verde Drive and Williams Field Road and will be integrated into the mixed-use development directly north of the site. Quintana will have two multi-unit 4-story buildings

placed along the north and east boundaries of the 4.44 acre site. The project includes a portion of the 35' wide pedestrian corridor spine to the east of the site that will provide a multi-use pathway connection from Williams Field Road to the future commuter rail.

In addition to the Design Review case, a Conditional Use Permit has also been submitted to allow 1st floor residential within the Gateway Village Center (GVC) zoning district in keeping with the development plan approved with the rezoning case Z18-20 and the vision of the Verde at Cooley Station master plan.

Staff is requesting the two projects be continued to the February 5, 2020 public hearing to provide the applicant additional time to address outstanding review comments.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Move to continue UP19-35, Flower Child to February 5, 2020.

Move to continue DR19-109, Quintana at Verde to February 5, 2020.

Respectfully submitted,



Stephanie Bubenheim
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

Notice of Public

UP19-35/DR19-109 Quintana at Verde
Attachment 1: Notice of Public Hearing/Vicinity Map
January 8, 2020

PLANNING COMMISSION DATE:

Wednesday, January 8, 2020* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

***Call Planning Division to verify date and time: (480) 503-6805**

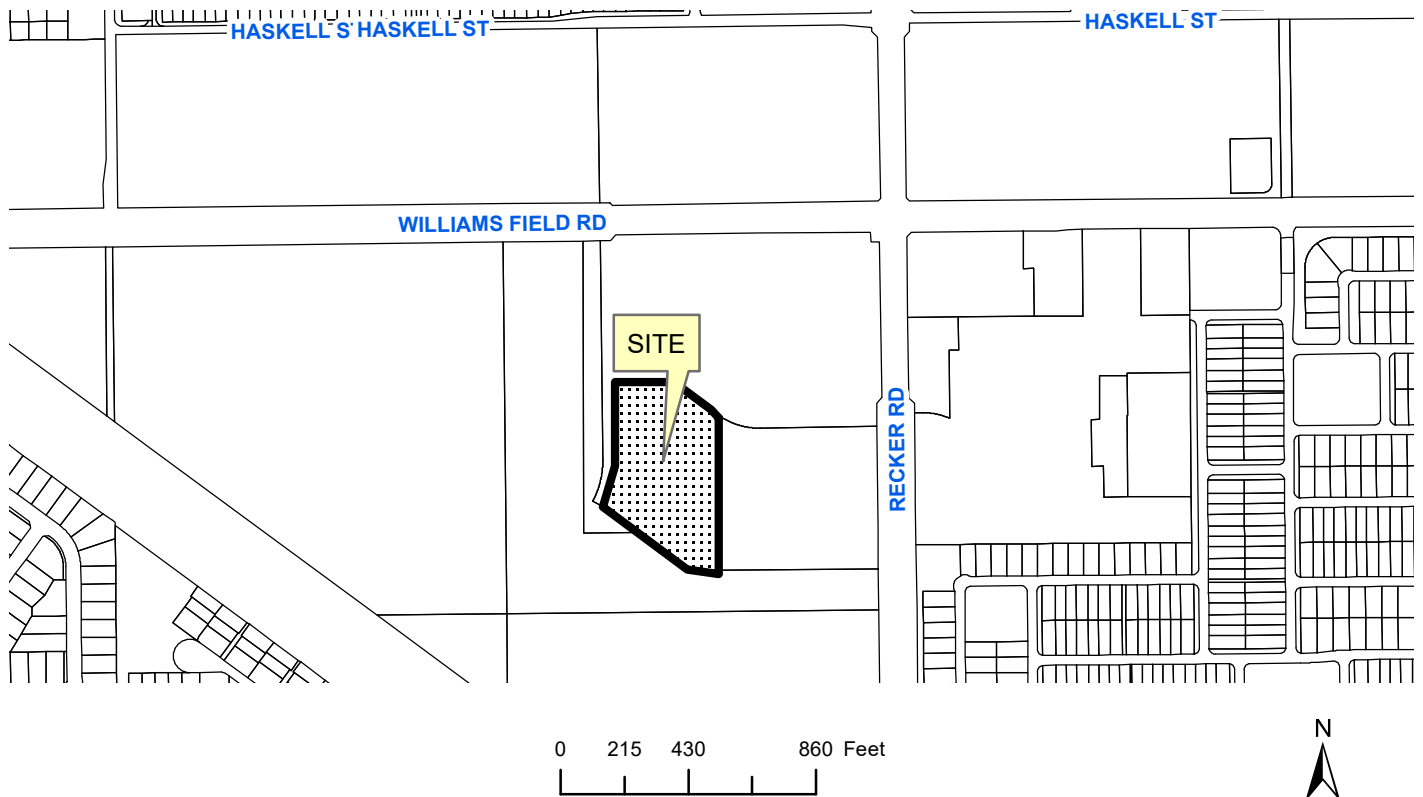
* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

UP19-35 QUINTANA AT VERDE: Request to approve a Conditional Use Permit for approx. 4.4 acres located south of the southeast corner of Verde Drive and Williams Field Road to allow residential units on the ground floor in the Gateway Village Center (GVC) zoning district, subject to conditions that address the relation of ground floor residential to the master planned development.

DR19-109 QUINTANA AT VERDE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 4.44 acres, generally located south of the southeast corner of Verde Drive and Williams Field Road, and zoned Gateway Village Center (GVC) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



**APPLICANT: EPS Group Inc.
CONTACT: Natalie Griffin
ADDRESS: 1130 N. Alma School Rd, Ste 120
Mesa, AZ 85201**

**TELEPHONE: (480) 503-2250
E-MAIL: natalie.griffin@epsgroupinc.com**